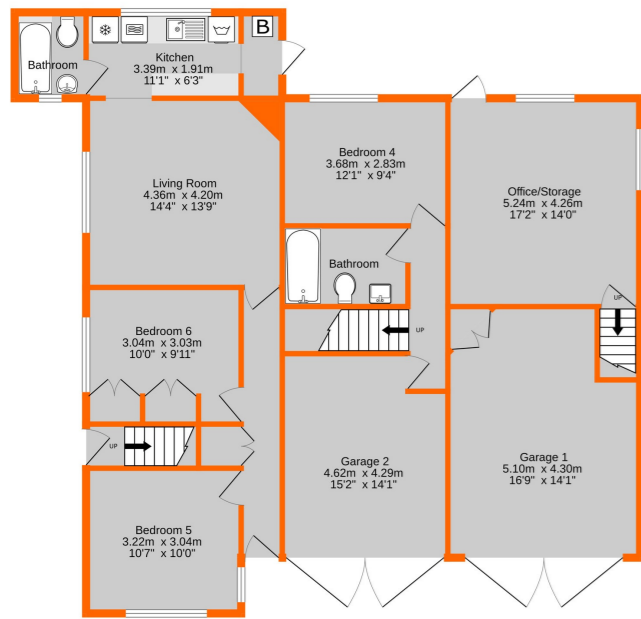


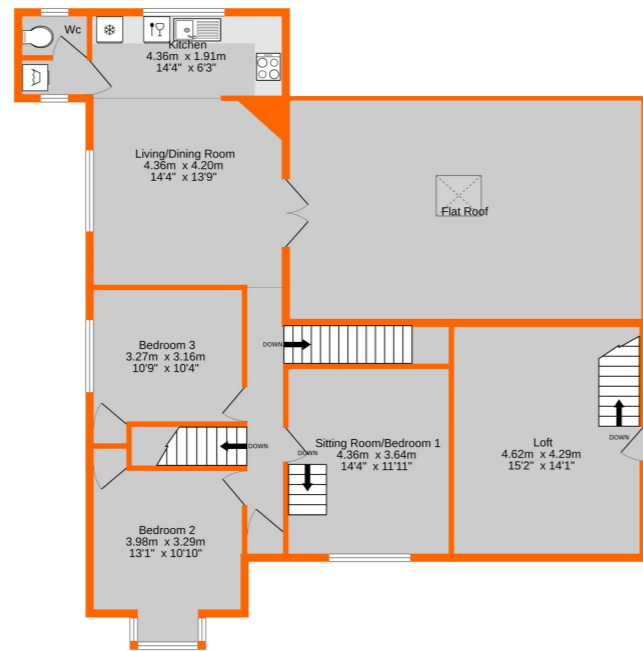
| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          |                         |           |
|                                             |          | EU Directive 2002/91/EC |           |



Ground Floor  
140.7 sq.m. (1515 sq.ft.) approx.



1st Floor  
102.1 sq.m. (1099 sq.ft.) approx.



TOTAL FLOOR AREA : 242.9 sq.m. (2614 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



Viewing by appointment with our Park Langley Office - 020 8658 5588

## The Coach House, (Currently 27 & 27a) The Avenue, Beckenham BR3 5DP Guide Price £1,150,000 Freehold

- Freehold period property in great location
- Potential for family home or development
- Excellent garaging plus office and loft storage
- Near High Street and Beckenham Place Park
- Currently arranged as two flats/dwellings
- Fascinating project with wealth of possibilities
- Set back from the road with driveway
- Contact our PARK LANGLEY OFFICE to view

**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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## The Coach House, (Currently 27 & 27a) The Avenue, Beckenham BR3 5DP

Wonderful detached period property with huge potential and a wealth of possibilities. Potential to create charming family home in sought after location with easy access to central Beckenham and the beautiful Beckenham Place Park. Currently arranged as two flats with a 2 bedroom property on the ground floor and a 3/4 bedroom duplex property, mainly on the first floor but with stairs to ground floor bedroom and bathroom. Set back from the road with driveway to parking in front of two large garages plus additional office/store room and loft room above. This space could be developed to provide additional accommodation or a possible third dwelling, subject to required planning permission and consents. Renovation and re-configuring needed to optimise the accommodation to buyers' own requirements and viewing recommended to consider this in full.

### Location

This property is situated on The Avenue, near the junction with Westgate Road, within half a mile of the High Street and Beckenham Junction station providing trains to Victoria and The City as well as trams to Croydon and Wimbledon. Ravensbourne station is also a similar distance whilst New Beckenham station is under a mile away with trains to The City and DLR connection at Lewisham. Bus services to local town centres can be found on Foxgrove Road and an entrance to the beautiful Beckenham Place Park is located at the end of Westgate Road. Local shops are available at Oakhill Parade along with The Chancery gastro-pub. (about 96 hectares/237 acres with coffee shop and The Mansion Bar and Cafe in original mansion building plus wild swimming lake).



### Upper (Duplex) Flat

#### Entrance

to left of building with stairs to first floor

#### Landing

5.19m x 0.91m (17'0 x 3'0) eaves cupboard, skylight

#### Sitting Room (Bedroom 1 on Plan)

4.36m x 3.64m (14'4 x 11'11) steps from landing, column radiator, window to front

#### Bedroom 2

3.98m max x 3.29m (13'1 x 10'10) plus built in wardrobe, column radiator set into feature square bay with windows to front

#### Bedroom 3

3.27m x 3.16m (10'9 x 10'4) plus built in wardrobe, feature cast iron fireplace with timber surround, hatch to loft, column radiator, sash window to side

#### Living/Dining Room

4.36m x 4.22m (14'4 x 13'10) brick fireplace with stone hearth, column radiator, window to side, double glazed doors to flat roof, peninsular unit with granite work top having display cabinets, shelves and wine rack beneath, open plan to Kitchen

#### Kitchen

4.32m max x 1.9m (14'2 x 6'3) large drawers and easy access storage cupboard beneath peninsular unit, matching granite work surface with stainless steel sink and mixer tap having cupboards and Smeg integrated dishwasher beneath, pull out hood above 4-ring ceramic hob with electric double oven beneath, wall units including display cabinets, integrated upright fridge/freezer, window to rear

#### Small Utility

1.36m x 1m (4'6 x 3'3) space with plumbing for washing machine, Gold Combi HE wall mounted gas boiler, wash basin with mixer tap, wall tiling, window to front

#### Separate WC

low level suite, wall tiling, radiator, window to rear

### Duplex Ground Floor

#### Inner Hall

3.66m x 0.91m (12'0 x 3'0) on split levels, radiator, door to garage 2, radiator - accessed from landing via stairs with windows over flat roof

#### Bedroom 4

3.73m x 2.8m (12'3 x 9'2) radiator, window to rear

#### Bathroom

2.48m x 1.46m or 2.3m max (8'2 x 4'9 or 7'7) with shower bath having built in shower over and folding screen, white low level wc, wash basin with mixer tap having drawers beneath, tiled walls, chrome heated towel rail, tiled floor, skylight

### Ground Floor Flat

#### Entrance Hall

5.97m x 1.03m (19'7 x 3'5) exposed floorboards, deep coat cupboard, window above front door accessed via canopied porch

#### Living Room

4.36m x 4.2m (14'3 x 13'9) exposed floorboards, radiator, window to side

#### Kitchen

3.39m x 1.91m (11'1 x 6'3) single drainer stainless steel sink with mixer tap set into work surface, base cupboards and drawers plus space for washing machine, electric double oven beneath work surface and extractor hood above space for hob, wall tiling, eye level cupboards, radiator, window to rear

#### Utility Lobby

1.51m x 0.78m (4'11 x 2'7) open to kitchen with space for tumble dryer beneath Baxi wall mounted gas boiler, door to garden

#### Bathroom

1.88m x 1.33m (6'2 x 4'4) white bath with mixer tap and shower attachment, low level wc, wash basin with mixer tap, tiled walls, chrome heated towel rail, window to front

### Bedroom 1 (5 on Plan)

3.22m x 3.04m (10'7 x 10'0) radiator, windows to front and side

### Bedroom 2 (6 on Plan)

3.04m x 3.03m (10'0 x 9'11) includes fitted wardrobes, radiator, window to side

### Outside

#### Front Garden

about 16.65m x 15.4m (55ft x 50ft) driveway to parking in front of garages, lawn and shrubs

#### Garage 1

5.1m x 4.3m (16'9 x 14'1) wide timber double doors concealing electric roller shutter, light and power, rear door to office

#### Office/Storage

5.24m x 4.26m (17'2 x 14'0) light and power, skylight, windows to side and rear plus door accessing garden

#### First Floor Loft

4.62m x 4.29m (15'2 x 14'1) light and power, accessed via door with stairs from office

#### Garage 2

4.82m x 3.62m max (15'10 x 11'11) large timber double doors, light and power, door to inner hall and low level door to storage space beneath stairs

#### Rear Garden

12.4m max x 17.2m max (41ft x 56ft) paved terrace leading to path providing side access, lawn, established shrubs and shed

### Additional Information

#### Council Tax

London Borough of Bromley - Band E (Ground Floor)  
London Borough of Bromley - Band E (Upper/Duplex Flat)

#### EPCs

EPC shown is for Ground Floor Flat - 58/77 (Band D)  
EPC for First Floor/Duplex Flat - 64/77 (Band D)

